

THE HOGAN LAW FIRM®

We mean businessSM



June 11, 2012

Sumter County BOCC
Bradley Arnold
7375 Powell Road
Wildwood, Florida 34795

RE: 466A Parcel 19 / Sumter Purchase from Brumbaugh

Dear Mr. Arnold:

Enclosed are the following documents related to the above-referenced transaction for your files:

- Original Recorded Warranty Deed
- Original Owners Policy
- Copies of executed closing documents for your records

It was a pleasure working with you. Since this concludes the matter, we will be closing our file.

Sincerely,

Amy Palmer
Legal Assistant

ALP/
Enclosures

Copy To:

Commrs	_____	Pub Wks Div	_____
Co Atty	_____	Bldg & Dev Div	_____
Co Fin	_____	Admin Div	_____
Other	_____	Com Svcs Div	_____

27-
PREPARED BY AND RETURN TO:

Deborah Hogan, Esquire
The Hogan Law Firm LLC
20 So. Broad Street
Brooksville, Florida 34601
352-799-8423
File 11-169
Sumter 466A Parcel 19
Parcel ID G05E006

Inst:201260016227 Date:5/25/2012 Time:9:56 AM

Doc Stamp-Deed:0.00

DC,Gloria R. Hayward,Sumter County Page 1 of 3 B:2451 P:740

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RIGHT-OF-WAY DEED

Conveyance made as a result of proposed condemnation by Grantee;
Documentary stamps not collectable pursuant to section 12B-4.014, Florida Administrative Code

This Indenture, made this 16th day of May, 2012 by, JANE W.M. BRUMBAUGH, a single woman and A. LEIGH McBRIDE HALE AND CHRIS HALE, HUSBAND AND WIFE, whose post office address is P.O.BOX 936, Wildwood, Florida 34785 hereinafter called the "GRANTOR", and SUMTER COUNTY, a political subdivision of the State of Florida, whose post office address is, 7375 Powell Road, Wildwood, Florida 34785, hereinafter called the "GRANTEE".

WITNESSETH, that GRANTOR, for and in consideration of the sum of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, its successors or assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to-wit:

PARCEL NO. 19

COUNTY ROAD 466-A

That part of:

Lot 6, a Plat of Sunny Dell, according to the map or plat thereof recorded in Plat Book 2, Page 16 1/2, of the Public Records of Sumter County, Florida.

lying within the following-described parcel of land:

COMMENCE AT A 6-INCH SQUARE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; (SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA); THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5 RUN S00°02'57"E, A DISTANCE OF 2600.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°02'57"E, A DISTANCE OF 52.64 FEET TO A 1/2-INCH IRON ROD MARKING THE WEST 1/4 CORNER OF SECTION 5; (SAID POINT ALSO BEING THE EAST 1/4 CORNER OF SECTION 6); THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5 RUN S00°03'04"E, A DISTANCE OF 2.20 FEET TO THE CENTERLINE OF SURVEY OF COUNTY ROAD 466-A; SAID POINT ALSO BEING STATION 18+12.57 OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE OF SURVEY RUN S89°58'06"E A DISTANCE OF 2527.43 FEET TO STATION 43+40; THENCE DEPARTING SAID CENTERLINE OF SURVEY RUN N00°01'54"E, A DISTANCE OF 0.97 FEET TO THE EAST-WEST MID-SECTION LINE OF SECTION 5; THENCE CONTINUE N00°01'54"E, A DISTANCE OF 31.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22,958.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°30'02"W, 374.93 FEET TO WHICH A RADIAL LINE BEARS N00°58'02"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°56'09", AN ARC DISTANCE OF 374.93 FEET TO A POINT OF TANGENCY; THENCE RUN N89°58'06"W, A DISTANCE OF 917.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 22,878.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°04'40", AN ARC DISTANCE OF 829.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 7,540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°05'06", AN ARC DISTANCE OF 405.97 FEET TO

THE POINT OF BEGINNING.

THE LAND HEREIN DESCRIBED CONTAINS 512 SQUARE FEET, MORE OR LESS.

and **GRANTOR** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

GRANTOR hereby certifies that the above lands are not homestead and has never been the homestead of either of the Grantors or their spouses as defined by the Constitution of the State of Florida, nor are they contiguous thereto.

SUBJECT TO restrictions and easements of record.

Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation.

IN WITNESS WHEREOF, the **GRANTOR** has signed and sealed these presents the day and year first above written. signed, sealed and delivered in our presence:

Edward H. Summers
Witness Name: Edward H. Summers

John H. Attas Jr.
Witness Name: John H. ATTAS JR

Katherine A. Cates
Witness Name: Katherine A. Cates

Jill Doherty
Witness Name: Jill Doherty

Jane W.M. Brumbaugh
JANE W.M. BRUMBAUGH

A. Leigh McBride Hale
A. LEIGH MCBRIDE/HALE

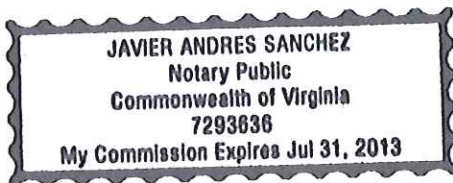
Chris Hale
CHRIS HALE

SIGN SIGN SIGN
HERE HERE HERE

STATE OF ~~FLORIDA~~) VIRGINIA
COUNTY OF ~~SUMTER~~) SPOTSYLVANIA

I HEREBY CERTIFY that on this day personally appeared before me, **JANE W.M. BRUMBAUGH**, who is personally known to me or who produced Florida Drivers License as identification and who did/did not take an oath and he acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on 16th day of MAY, 2012.

(SEAL)



Javier Sanchez
Notary Public

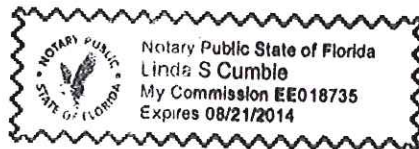
JAVIER Sanchez
Notary Name Printed

NOTARIZE

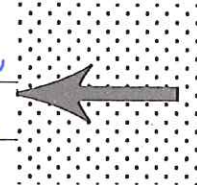
STATE OF FLORIDA)
COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day personally appeared before me, **A. LEIGH McBRIDE HALE**, who is personally known to me or who produced _____ as identification and who did/did not take an oath and he acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on 15th day of MAY, 2012.

(SEAL)



Linda S Cumble
Notary Public
LINDA S Cumble
Notary Name Printed

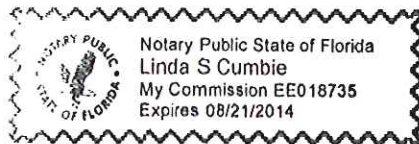


NOTARIZE

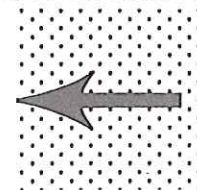
STATE OF FLORIDA)
COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day personally appeared before me, **CHRIS HALE**, who is personally known to me or who produced _____ as identification and who did/did not take an oath and he acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed on 15th day of MAY, 2012.

(SEAL)



Linda S Cumble
Notary Public
LINDA S Cumble
Notary Name Printed



NOTARIZE